

**\$499,500 - 3905 36 Street, Beaumont**

MLS® #E4450553

**\$499,500**

3 Bedroom, 3.00 Bathroom, 1,809 sqft  
Single Family on 0.00 Acres

Azur, Beaumont, AB

GST REBATE APPLIES!! BRAND NEW HALF DUPLEX IN BEAUMONT – SEPTEMBER POSSESSION! This beautifully designed 1809 SQ FT home offers a perfect mix of style and functionality. Features include an OPEN TO BELOW layout, MAIN FLOOR DEN & FULL BATH, CUSTOM FINISHINGS, Kitchen cabinets UP TO THE CEILING, modern VINYL FLOORING, GLASS RAILING, and a stylish FIREPLACE. The kitchen comes complete with QUARTZ COUNTERTOPS. Upstairs offers 3 BEDROOMS, 2 FULL WASHROOMS, and a spacious BONUS ROOM. The DOUBLE ATTACHED GARAGE and SEPARATE SIDE ENTRANCE make this home ideal for FUTURE BASEMENT DEVELOPMENT or an INCOME SUITE. Located steps from FUTURE SCHOOLS, PARKS & SHOPPING, this home is perfect for families, first-time buyers, or investors. Stylish, versatile, and full of potential!!



Built in 2025

**Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4450553  |
| Price      | \$499,500 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |

|                |               |
|----------------|---------------|
| Square Footage | 1,809         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3905 36 Street |
| Area        | Beaumont       |
| Subdivision | Azur           |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4X 3H2        |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | Ceiling 9 ft., 9 ft. Basement C |
| Parking   | Double Garage Attached          |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Garage Opener             |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Mantel                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior          | Wood, Vinyl                            |
| Exterior Features | Park/Reserve, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                       |
| Construction      | Wood, Vinyl                            |
| Foundation        | Concrete Perimeter                     |

### Additional Information



|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 48              |
| Zoning         | Zone 82         |



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Listing information last updated on September 17th, 2025 at 7:17am MDT